

Monthly Progress Report No. 23
266-270 West 96th Street
Manhattan, New York
Block 1243, Lots 57, 59 and 60
Brownfield Cleanup Program Site #: C231133
Reporting Period: August 1 – August 31, 2022

1. Introduction

In accordance with the reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C. (Langan) prepared this progress report on behalf of 266 West 96th Street Associates LLC to summarize the work performed at 266-270 West 96th Street, Manhattan, New York (the site) from August 1 to August 31, 2022.

The site is located in the Upper West Side neighborhood of Manhattan and occupies Manhattan Borough Tax Block 1243, Lots 57, 59 and 60. The site occupies a footprint of 10,700 square feet (0.24 acres) and is bound by West 96th Street to the north; a two-story commercial building followed by Broadway to the east; a six-story residential building and a 15-story institutional buildings followed by West 95th Street to the south; and 16- and 13-story residential buildings following by West End Avenue to the west. A Site Location Map is provided as Figure 1.

Lot 57 was previously improved with a vacant three-story building with a full cellar level that most recently operated as a power substation for the New York City Metro Transit Authority (MTA). Lots 59 and 60 were improved with two-story commercial buildings with full cellars and exterior patio spaces operated by the Salvation Army and National Association for the Advancement of Colored People (NAACP), respectively. Historical operations at the site include a power substation (Lot 57) and a dry cleaning facility (Lot 60). The former buildings were demolished in preparation for remediation beginning in March 2022. Remedial action began at the site in May 2022. A site plan is provided as Figure 2.

The BCA was executed on June 10, 2019. The New York State Department of Environmental Conservation (NYSDEC) approved a Remedial Investigation Work Plan (RIWP) in December 2019. The RIWP was implemented between October 29 and December 4, 2020. The Final Remedial Investigation Report (RIR) and Remedial Action Work Plan were submitted to NYSDEC on August 19, 2021. A Decision Document was issued by NYSDEC on August 31, 2021.

2. Investigation or Remedial Actions Relative to the Site during this Reporting Period

A list of remedial actions completed during the reporting period is provided below:

- Mayrich Construction (Mayrich) (remediation contractor) excavated, stockpiled, and/or directed loaded native soil for transport to and off-site disposal at licensed and permitted facilities.
- Mayrich pumped groundwater to facilitate installation of foundational elements of the site. Groundwater was pumped into a settlement tank prior to being discharged in accordance with the New York City Department of Environmental Protection (NYCDEP) temporary discharge permit (Permit No. C001260707).

- Langan began preparation of the draft Final Engineering Report (FER) and Site Management Plan (SMP).

In accordance with the approved RAWP, a Community Air Monitoring Program (CAMP) was performed during ground-intrusive activities.

3. Actions Relative to the Site Anticipated for the Next Reporting Period

Langan will submit the draft SMP and FER for NYSDEC and New York State Department of Health (NYSDOH) review.

4. Approved Activity Modifications (changes of work scope and/or schedule)

None.

5. Results of Sampling, Testing and Other Relevant Data

None.

6. Deliverables Submitted during this Reporting Period

Daily reports summarizing site activities, locations of remedial and construction work, CAMP results, explanation of notable site conditions, and descriptions of anticipated site activities were submitted to the NYSDEC.

7. Information Regarding Percentage of Completion

This BCP project is 90% complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None.

9. Citizen Participation (CP) Plan Activities during this Reporting Period

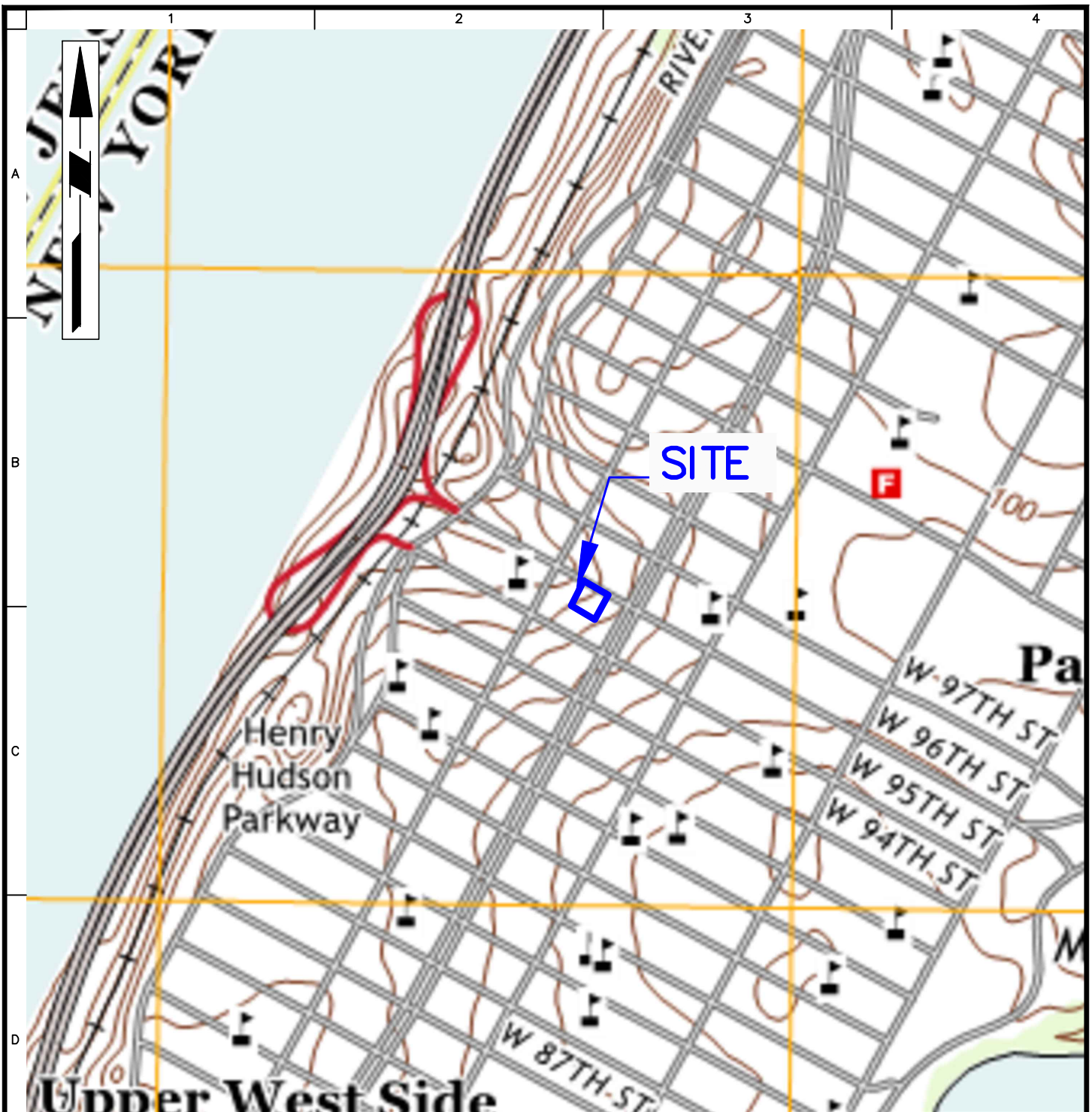
None.

10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:

None.

11. Miscellaneous Information

As discussed in a meeting with NYSDEC and New York State Department of Health (NYSDOH) on August 29, 2022, until the building is substantially completed and an Indoor Air Quality Evaluation can be completed, institutional controls (ICs) will be implemented in accordance with the SMP. The SMP and environmental easement (EE) will be extinguished should the results of this evaluation indicate that no further action is warranted.



BASEMAP SOURCE: UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE TOPOGRAPHIC MAPS FOR THE CENTRAL PARK QUADRANGLE, DATED 2016.

— APPROXIMATE SITE BOUNDARY

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

LANGAN

Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Project

**266-270 WEST 96TH
STREET**

BLOCK 56,
LOT 1243, LOT NOS. 57, 59, AND 60

NEW YORK

NEW YORK

Drawing Title

**SITE LOCATION
MAP**

Project No.

170432001

Date

07/17/2019

Drawn By

JFY

Checked By

KDC

Drawing No.

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Sheet 1 of 6

